

Planning Commission Date: March 14, 2007

Item No. **2.**

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Cindy Maxwell

Public Hearing: Yes: X No:

Notices Mailed On: 3/2/07

Published On: 3/1/07

Posted On: 3/2/07

TITLE: **USE PERMIT AMENDMENT NO. UA2007-3**

Proposal: Add 46 seats to an existing 52 seat restaurant.

Location: 1741 N. Milpitas Blvd. (APN: 22-20-049)

RECOMMENDATION: Continue to the March 28, 2007 Planning Commission meeting.

Applicant: Khanhly Luong, 1741 N. Milpitas Blvd., Milpitas, CA 95035

Property Owners: GS Management, 1285 Oakmead Parkway, Sunnyvale, CA 94085,
Attn: Cathy Conner, Operations Manager

Previous Action(s): Use Permit and 'S' Zone Approvals

Environmental Info: Exempt pursuant to Section 15301, Class 1

General Plan Designation: Neighborhood Commercial

Present Zoning: Neighborhood Commercial (C1) with 'S' Zone combining district

Existing Land Use: Multi-tenant shopping center "Crescent Square"

Agenda Sent To: Applicant & owner

PJ#2481

BACKGROUND

Application and Project Description

- Use Permit Amendment No. UA2007-3
- Increase seating at an existing restaurant (Pho Hoang Long Restaurant, 1741 N. Milpitas Blvd., northwest quadrant of N. Milpitas Blvd. and Dixon Landing Road)
- Add 46 new seats to existing 52 seats. New total: 98 seats.

Site Description

- Existing 2,640 square foot restaurant with 52 seats.
- Located in Crescent Square shopping center.

REASON FOR CONTINUANCE

- Provide time for applicant to correct plans and insure request meets state building code occupancy requirements.

RECOMMENDATION

Continue the public hearing for Use Permit Amendment No. UA2007-3, to the March 28, 2007 Planning Commission meeting.